

# Chapter 10

Scheme 1.6

**Drawings**

**SF Numbers**

**Program**

**Outline Spec for Cost Estimate**

**Cost Estimate**

GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

NEW PROPOSED GYM FACILITY

AREA CALCULATIONS:

-GYM AREA: 5,400 SF  
-OTHER AREAS: 1,400 SF\*  
-ADDITIONAL SF FOR  
POSSIBLE EXPANSION 300 SF

TOTAL AREA: 7,100 SF

\*THIS AREA IS APPROX. THE SAME  
AS THE AREA FOR GYM SUPPORT  
SPACES ON THE ABELL PERMIT SET

PARKING CALCULATIONS:

LEVEL 1:

- SURFACE SPACES:  
46 (2 HC)  
- ENCLOSED GARAGE SPACES:  
33  
- OPEN GARAGE SPACES:  
0  
TOTAL SPACES: 79 (2 HC)

LEVEL 2:

- SURFACE SPACES:  
96 (5 HC)  
TOTAL SPACES: 96 (5 HC)

TOTAL SPACES, ALL LEVELS:

175 (7 HC)

TOTAL EXIST SPACES:

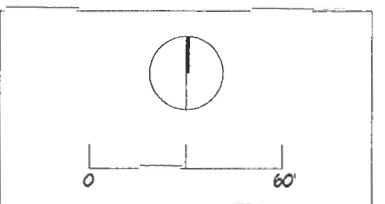
145 (7 HC)

TOTAL ADDITIONAL SPACES:

30 (0 HC)

--- APPROXIMATE AREA OF  
UTILITY LINES  
BUILDING SETBACK LINE

NEW UNDERGROUND  
PARKING CONSTRUCTION



SCH 1.6 - LVL. 1

SITE 4



11/01/06

NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APROX.  
NEED SURVEY TO VERIFY.

NEW PROPOSED GYM FACILITY  
AREA CALCULATIONS:

**AREA CALCULATIONS:**

-GYM AREA:	5,400 SF
-OTHER AREAS:	1,400 SF*
-ADDITIONAL SF FOR POSSIBLE EXPANSION	300 SF

 TOTAL AREA: 7,100 SF

\*THIS AREA IS APPROX. THE SAME AS THE AREA FOR GYM SUPPORT SPACES ON THE ABELL PERMIT SET

PARKING CALCULATIONS:

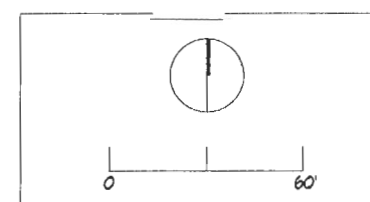
PARKING CALCULATIONS:  
LEVEL 1:  
- SURFACE SPACES: 46 (2 HC)  
- ENCLOSED GARAGE SPACES: 33  
- OPEN GARAGE SPACES: 0  
TOTAL SPACES: 79 (2 HC)

LEVEL 2:  
- SURFACE SPACES:  
96 (5 HC)  
TOTAL SPACES: 96 (5 HC)

TOTAL SPACES, ALL LEVELS:  
175 (7 HC)

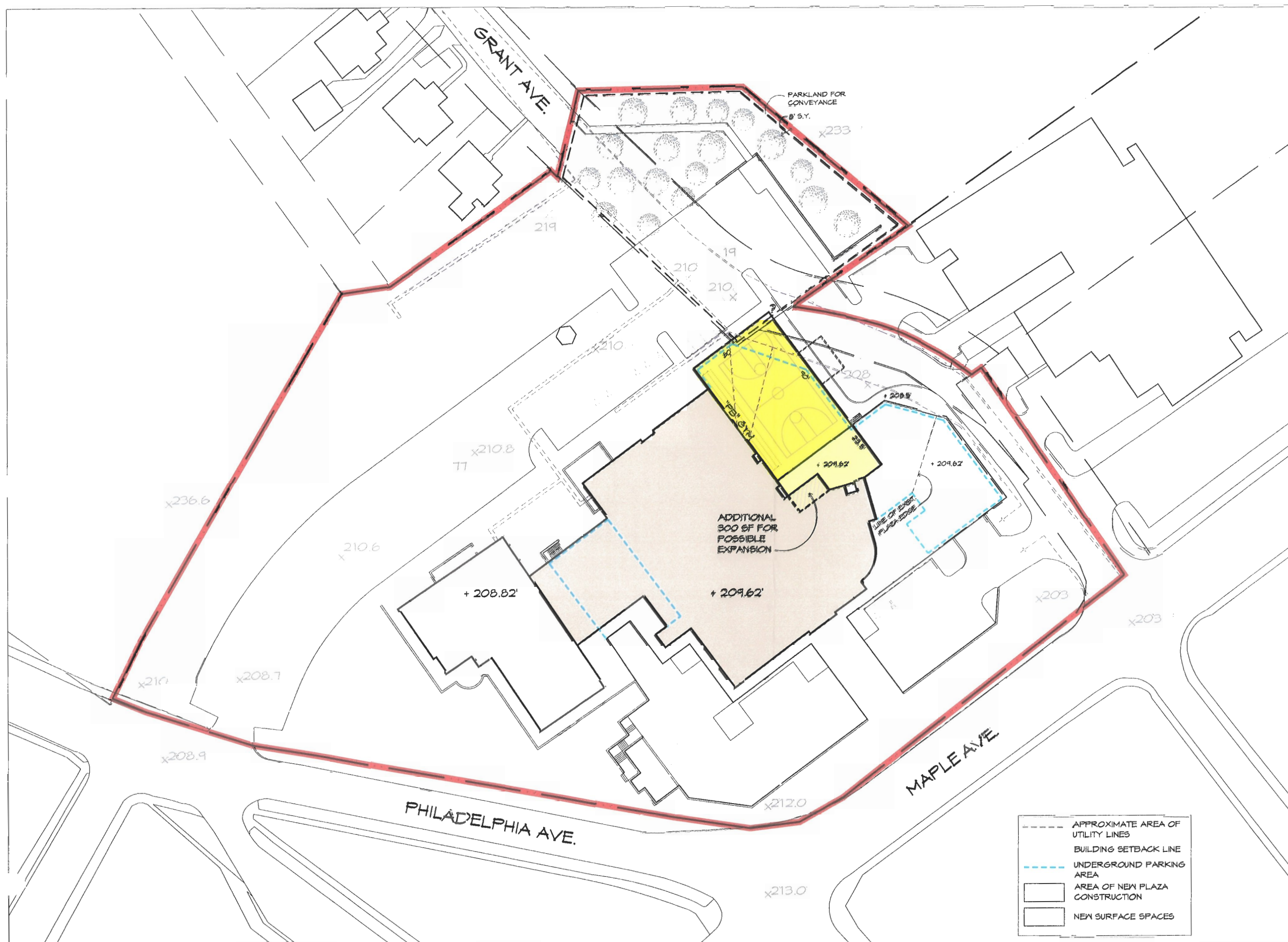
TOTAL EXIST SPACES:  
145 (7 HC)

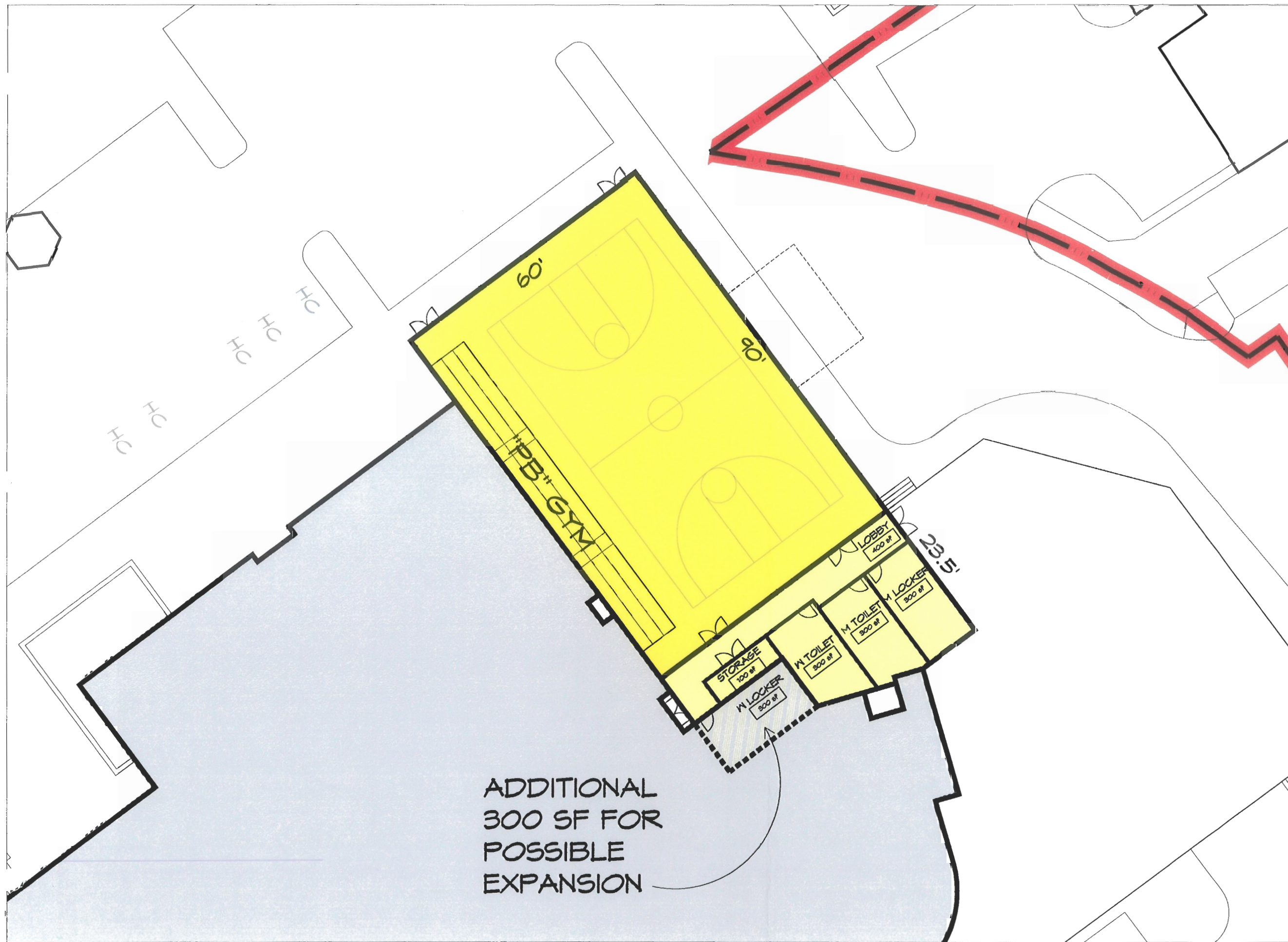
TOTAL ADDITIONAL SPACES:  
30 (0 HC)



SCH 1.6 - LVL. 2:

SITE: 4





ANCL<sup>®</sup>  
ARCHITECTS  
+  
BSA + A

GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NEW PROPOSED GYM FACILITY

AREA CALCULATIONS:

-GYM AREA:	5,400 SF
-OTHER AREAS:	1,400 SF*
-ADDITIONAL SF FOR POSSIBLE EXPANSION	300 SF

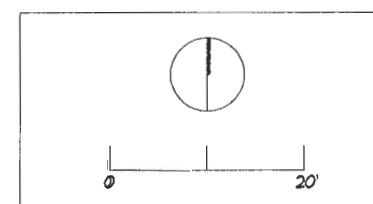
 TOTAL AREA: 7,100 SF

\*THIS AREA IS APPROX. THE SAME  
AS THE AREA FOR GYM SUPPORT  
SPACES ON THE ABELL PERMIT SET

NOTES:

1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

2. DIAGRAMMATIC FLOOR PLAN  
LAYOUT FROM BSA+A, FOR  
FEASIBILITY STUDY/ PRICING ONLY.

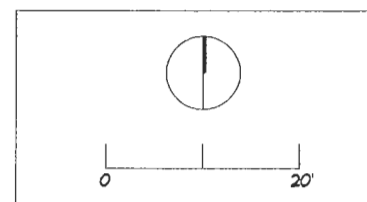


SCH 1.6 GYM PLAN  
SITE 4

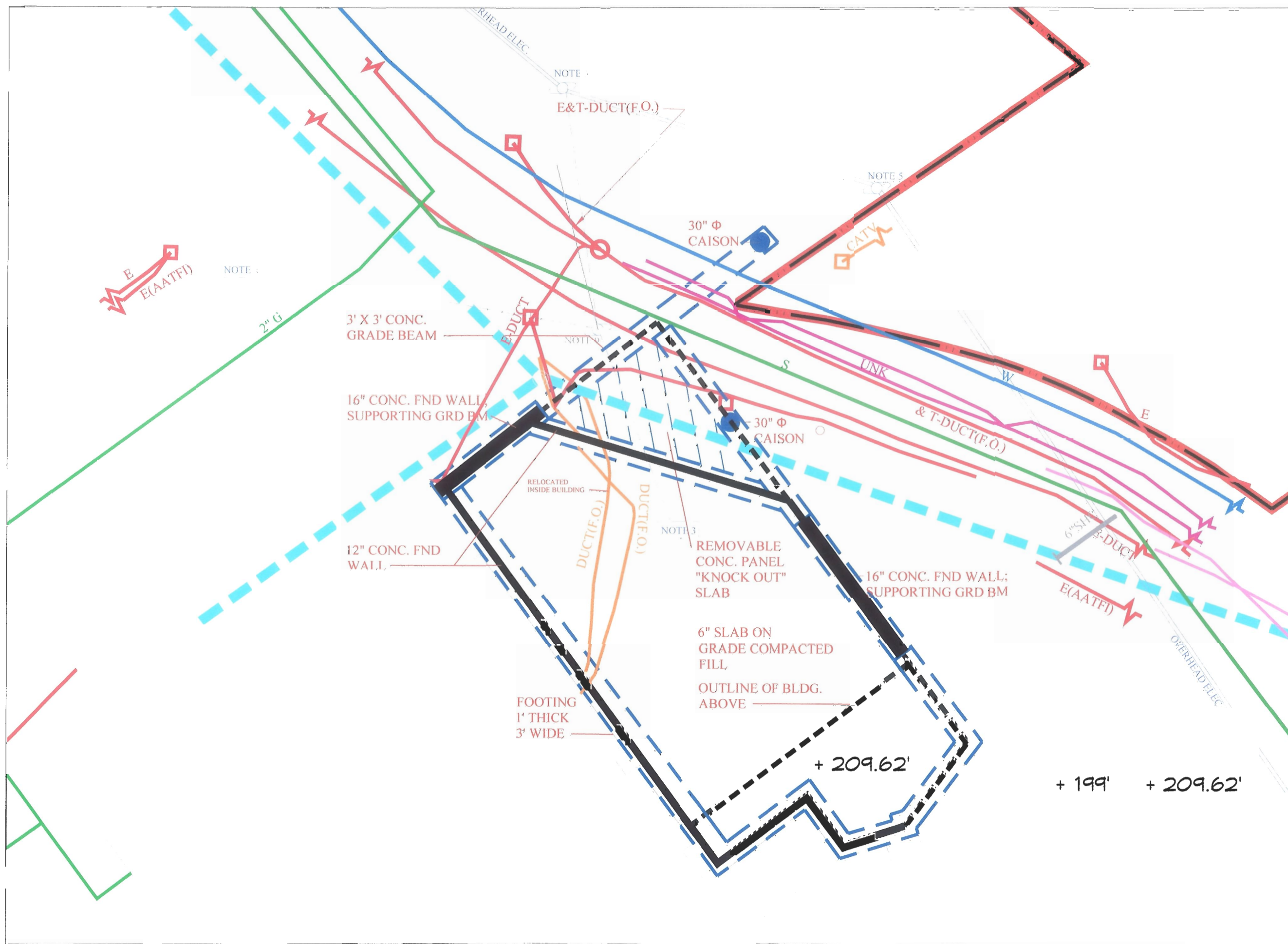
11/01/06


- NOTES:
1. DRAWING C3(MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD., MZX240 FROM SO-DEEP INC. (2-13-06) MUNICIPAL COMPLEX STORMWATER SYSTEM PLAN WAS USED.
  2. UTILITY LINE INFORMATION AND LOCATION MAY NOT BE CURRENT OR UP TO DATE. NEED TO VERIFY.
  3. OVERHEAD ELECTRICAL UTILITY LINES CONNECTED TO PORTABLE BUILDINGS. LOCATION AND INFO APPROX. NEED TO FIELD VERIFY.
  4. CONC. FOUNDATION WALLS, GRADE BEAMS AND CAISONS, ARE FROM INFO PROVIDED BY TADJER, COHEN, EDELSON AND ARE DIAGRAMATIC CONCEPTS FOR ESTIMATING PURPOSE ONLY. NEED TO VERIFY STRUCTURAL INFO AND UTILITY EASEMENT LOCATIONS AS PROJECT DEVELOPES.
  5. OVERHEAD ELECTRICAL UTILITY LINE AND POLE LOCATION APPROXIMATE NEED TO FIELD VERIFY.
  6. UTILITY LINE RELOCATION INFO FROM ADTEK DNG. IS FOR PRICING ONLY AND SHOWS UTIL. LINES AFFECTING PROPOSED BLDG. AREA ONLY.
- ✓ ASSUMED LIMIT OF SURVEYED AREA FROM DRNG MZX240 BY SO-DEEP INC. NEED TO VERIFY.


EOI END OF ELECTRONIC DESIGNATING INFORMATION  
F.O. FIBER OPTICS  
○ OVERHEAD ELECTRICAL POLE  
--- REMOVED UTILITY





SCH 1.6 FOUNDATION  
& GRADE BM. INFO



 GYM ADDITION

 EXIST. PARKING GARAGE

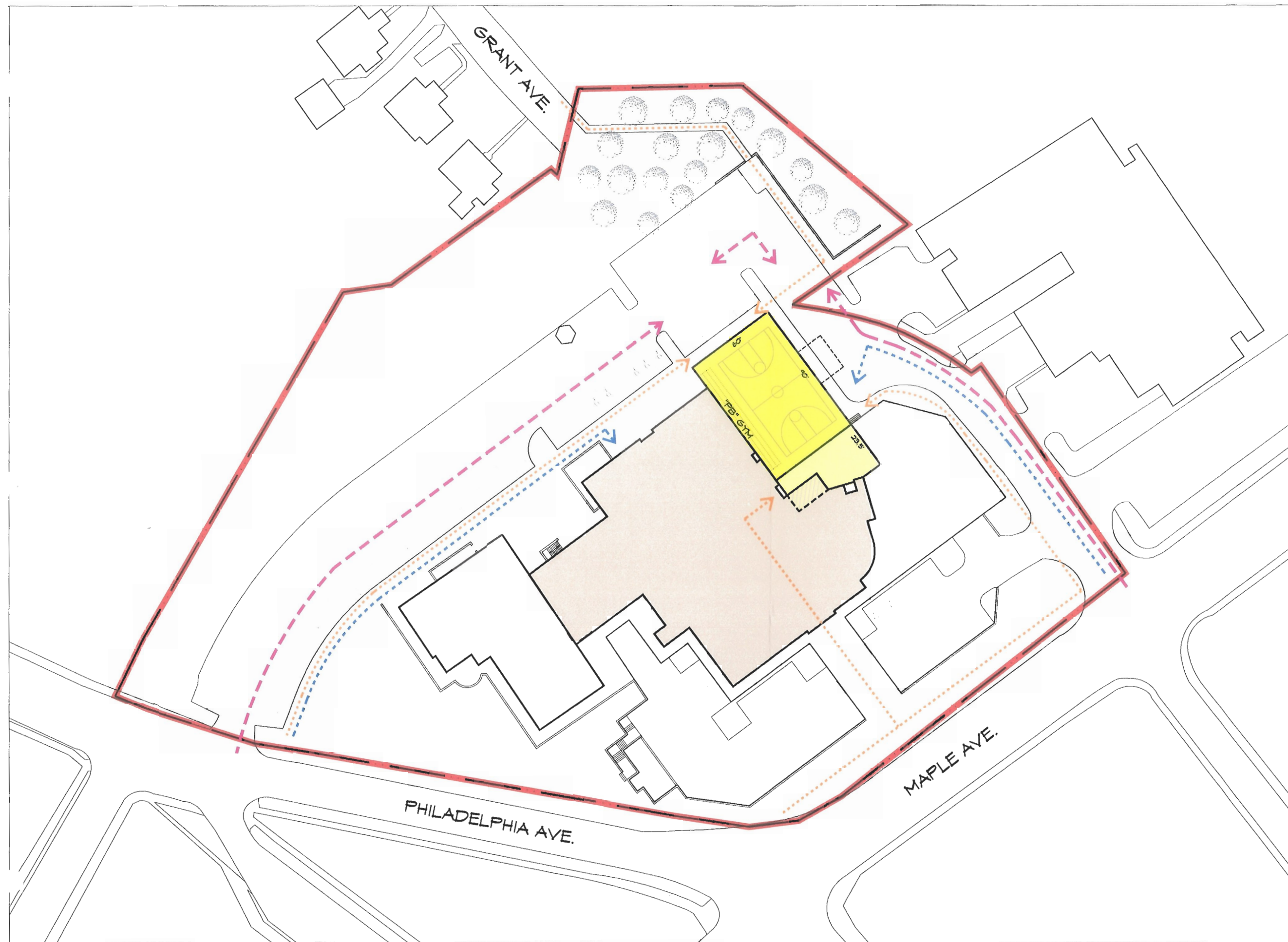
 PARKING GARAGE

 EXIST. BUILDING

----- EXIST. GRADE

--- GYM PROPOSED  
BY L. ABELL &  
ASSOC.





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ARCHITECTS

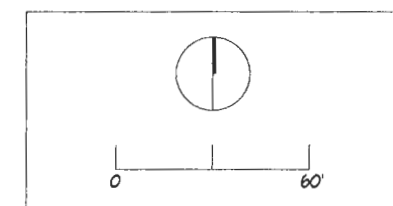
GYMNASIUM  
FEASIBILITY STUDY

TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NOTES:  
1. GRADES, PROPERTY LINE AND  
OTHER SITE INFORMATION APPROX.  
NEED SURVEY TO VERIFY.

PEDESTRIAN  
CIRCULATION ————  
BICYCLE  
CIRCULATION ————  
AUTOMOBILE  
CIRCULATION ————



SCH 1.6 CIRCULATION  
PLAN - SITE: 4

# ANCL/City of Takoma Park, Gym

## Preliminary Bldg. SF

November 1, 2006

These are very preliminary GFA numbers; further review is necessary. Proposed bldg GFA/SF numbers are rounded to the nearest 50.

### Sch 1.6, Site 4

Lot Size (based on prev deed info. & land transfer)	186,300	SF
Maximum Lot Coverage Allowed (R-60)	35%	
Allowable Coverage (GFA)	65,205	
Existing Lot Coverage (Community Plaza & Library)	30,000	
<b>Available GFA for Bldg Expansion</b>	<b>35,205</b>	[if on one level based on max. allowable coverage]

### Proposed Bldg.

Floor Level	GFA	El.
<u>Existing</u>		
Level 1/Public Safety Plaza	20,100	198.95
Level 2/ Community Plaza	22,500	209.62
Library	7,500	208.82
Total, Level 2	30,000	
Level 3/ City Administration Plaza	10,500	198.95
<b>Total, Exist. Bldg.</b>	<b>60,600</b>	<b>GFA</b>

### Proposed Addition

		<u>Gym Space Program:</u>		<u>Support Space Program:</u>	
Gymnasium	5,400	Main Court	2,950 NSF	Lockers (2)	600 NSF
		Run-outs	1,650	Toilets (2)	600
Miscellaneous Gym Bldg. Support	1,700	Bleachers	700	Office	0
-Locker Rooms, toilets, office, storage, lobby, weight room, etc.		Misc.	100	Storage	100
				Fitness Rm.	0
				Misc. & Circ.	400
Gym Bldg. Addition, Proposed	7,100 NSF	TOTAL:	5,400 NSF	TOTAL:	1,700 NSF
Gym Bldg. Addition, Proposed, Exterior Wall Area	400 GFA				
<b>Total Gym Bldg. Addition, Proposed</b>	<b>7,500</b>	<b>GFA</b>			

**Total Exist. Bldg. & Proposed Gym Bldg. Addition 68,100 GFA**

**Lot Coverage, Exist. & Proposed 20%** [(30,000 + 7,500) ÷ 186,300]

Existing Parking	Number	Area +/- (SF)
Existing Surface Spaces	128	40,100
Existing Enclosed Garage Spaces	8	3,700
Existing Open Garage Spaces	9	3,200
<b>Total Existing Spaces</b>	<b>145</b>	<b>47,000 SF</b>

Proposed On Site Parking Spaces (New + Exist.)	Number	Area +/- (SF)
Proposed Surface Spaces	142	43,800
Proposed Enclosed Garage Spaces	33	13,200
Proposed Open Garage Spaces	0	0
<b>Total Proposed On Site Spaces</b>	<b>175</b>	<b>57,000 SF</b>

Additional Off Site Parking Spaces (@PB Gym)	0
<b>Total On and Off Site Parking Spaces</b>	<b>175</b>

**TAKOMA PARK COMMUNITY CENTER  
GYMNASIUM EXPANSION SCH 1.6**

Space Program

11/01/06

<b>SPACE</b>	<b>Size</b>	<b>Quant.</b>	<b>Total NSF</b>	<b>Remarks</b>
Gymnasium				
Main Court Area	2,950	1	2,950	40' x 74' main court
Run-outs	1,650	1	1,650	8' ends and 5.5' sides
Bleachers	700	1	700	4 rows of 52 per row = 208 seats
Misc.	100	1	100	misc. circulation
<b>SUBTOTAL</b>			<b>5,400</b>	
Lockers	300	2	600	male & female
Toilets	300	2	600	male & female
Office	0	1	0	
Storage	100	1	100	
Fitness Room	0	1	0	
Misc. & Circulation	400	1	400	
<b>SUBTOTAL</b>			<b>1,700</b>	
<b>TOTAL</b>			<b>7,100</b>	

Level 1: Additional Police Spaces      N/A

***Preliminary Outline spec***

***SCH 1.6***

*Purpose of this outline spec is to provide pricing guidance for the cost estimator. These are for specific items only and are intended to supplement general items noted in a feasibility cost estimate (i.e. typical items such as doors, hardware, plumbing fixtures, lights, etc...). Also note that Structural, MEP, and Civil information is provided for limited pricing guidance only in this information and on the drawings; Providing in depth review of engineering calculations, spec information, drawings is beyond the scope of this feasibility pricing exercise. The limited engineering information provided is for feasibility pricing guidance only. Information was developed by ANCL and BSA&A*

*Assumed start time before construction---18 months*

*Assumed construction time---12 months*

**Scheme 1.6 "PB" Gym w/ Utilities remaining in place, easements to be negotiated <sup>1</sup>**

**GYMNASIUM OUTLINE SPECIFICATIONS**

**GENERAL**

The City of Takoma Park desires to study the feasibility of building a gymnasium and support spaces adjacent to the existing Takoma Park Community Center.

Given the many challenging site conditions, such as the property lines, topography, soil conditions, utilities and the existing building's needs, the size and configuration of the gym is driven more by these constraints than by the program goals. Still, in an effort to define the minimum and preferred gym configuration, components and furnishings, these outline specifications have been developed. Also for this Scheme 1.6 only the "PB" Gym size ( based on a suggested comparison to Piney Branch gym) was considered.

**GYMNASIUM**

The gymnasium space itself should be sized to support recreational and athletic activities. As such, a regulation high school sized court (50' x 84') is preferred, but the "PB" Gym court size for this is significantly smaller (40'x 74' +/-) Proper end and side run-outs are also needed. End run outs should be 8' minimum,. Side run-outs should be 5' minimum with 6' – 8' preferred. Two cross courts on non-regulation size should be included, sized

<sup>1</sup> As discussed elsewhere in the feasibility study, the decision was made with ANCL and the City to preliminarily price the cost of building over the utilities before continuing negotiations with the various utility companies and the city regarding building over the existing utilities. Even the City which controls the 24" rcp storm drain was reluctant to even consider an easement for themselves. Rather than continue discussions with Pepco, etc.. it was decided to first price a possible building solution (such as grade beams w/ knock out panels) to this problem to see what the costs might be to build over the utilities in lieu of relocating them, and prior to negotiating with the utilities and engineering a solution. Estimate should consider costs to minimize future demolition of gym floors and building walls so that a utility company can gain access to the gym space through pre-determined opening locations. What is not included here would be reconstruction costs to replace the walls floors concrete slab, etc that would be demolished if a utility needed to get access in the future.

to the maximum safe usable floor area. The walls should be constructed of durable material, preferably concrete block. Ceilings should be exposed. The flooring should be carefully considered, and should range from a wood floor system to synthetic or tile sport floor systems. Main court backboards should be rectangular glass. Side court backboards should be rectangular painted wood or fiberglass. All backboards should be height-adjustable (motor-assisted). All backboards should be retractable (forward-fold preferred). All rims should be break-away. Floor striping should be appropriate to the various activities, and should, at a minimum, contain (1) main basketball court, (2) cross basketball courts, (1) main volleyball court, and (2) cross volleyball courts. Although these must now be sized to accommodate the smaller "PB" gym size. A roll-away divider curtain, located in the middle of the main court, should be provided. Wall pads behind each backboard (removable for backboards at bleachers) shall be provided. Additional wall pads should be considered for other activities, such as indoor soccer. Roll-away volleyball standards should be provided. Roll-up floor mats for protecting the gym floor should be provided. See Gym Sizes Drawing for gym dimensions.

#### BLEACHERS

Bleachers are also desired. Standard bleachers, when fully extended, typically are 3' deep. The width should be based on the number of seats (14 max. between aisles) at 20" – 22" per seat. Aisles should be 3' wide minimum. Three sections of 14 seats across (52 seats total), plus two aisles, will equate to 76 linear feet, or 230 square feet of floor space. So, for every 52 seats desired, 230 square feet of extended area is needed. Bleachers should be manually retractable and lockable. All accessibility requirements should be incorporated. "B" gym size will provide seating for 208, "PB" gym size provides seating for 156 seats

#### LOCKERS

Locker rooms for separate male and female changing are required. No shower facilities are needed. Proximity to restrooms is desired. 40 metal double-tiered lockers (locks provided by users) should be provided per locker room, along with benches, mirrors and other miscellaneous furnishings. Floors should be ceramic tile. Walls should be painted concrete block. Ceilings should be lay-in acoustic tiles.

#### TOILETS

Male and female public restrooms are required. The total fixture count in each shall be confirmed based on the projected occupant load and the local code requirements. Floors should be ceramic tile. Walls should be painted concrete block. Ceilings should be washable lay-in acoustic tiles. Assume 2 wc and 1 urinal for men's locker room; 2 wc for women's locker room. Ptd mtl tlt stalls; floor mounted.

#### OFFICE

A small (100 sf) office should be provided. It should be located to provide visual control and supervision of the main lobby. There should also be a window into the gym, for supervision. A data and phone line should be provided. Floor should be VCT. Walls should be painted. Ceiling should be lay-in acoustic tile.

### **STORAGE**

A large storage room, located directly off the gymnasium, is required. There should be metal shelving for athletic equipment. Ample open floor space is needed for roll-away standards, fold-away goals, ball carts and other large equipment. Standard double doors are required. Floors should be sealed concrete. Walls should be painted concrete block. The ceiling should be exposed.

### **LOBBY**

A main lobby, directly accessible from the exterior, is required. It should provide access to the gym, lockers, toilets and office. Depending on the location and configuration of the gym, secondary access to the existing building lobby is desired. Flooring should be tile. Walls should be painted. The ceiling should be lay-in acoustic tile.

### **WEIGHT / FITNESS ROOM**

If space is available (possibly on a second floor, provided access is appropriate), a weight and fitness room should be included. It should be sized to hold cardio equipment, along with some strength equipment. The flooring should be rubber tiles. The walls should be painted concrete block. The ceiling should be high enough to allow for lay-in tile without fear of damage. Provide allowance for exercise equipment and weight sets

### **In addition to above, note the following specific material items for cost estimate:**

[Note- Structural, MEP , and Civil information is provided for limited pricing guidance only; Providing in depth review of calculations, spec information, drawings is beyond the scope of this feasibility pricing exercise. The engineering information provided is for limited pricing guidance only]

#### **1. Gym Exterior Wall**

4" Brick veneer; 2" rigid insulation; 12" CMU grouted w/ reinforcing; w/ Painted interior surfaces; sound absorbing block at 15' above floor

#### **1A. [for Sch 1.6 only] 3' x 3' reinforced concrete grade beam w/ 30" diameter**

caissons as shown on dwg; w/ concrete knock out panel in floor and adjacent two exterior walls 15' knock-out panel; 30" deep steel beam at roof supported on steel column and 12" cmu

#### **2. Gym Interior Wall**

12" CMU; w/ painted interior surfaces

#### **3. Support Space exterior wall**

4" Brick veneer, 2" rigid insulation; 8"CMU; w/ painted interior surfaces

#### **4. Support Space interior wall**

8" CMU, w/ painted interior surfaces

#### **5. Windows**

2" x 4" coated alum frame w/ insulating safety glass; assume 5' x 5' opng, w/2 opngs per 25lf of exterior wall; located at 15' above grade

6. Entrance  
2" x 4" coated alum frame; 7'-6" hgt w/ transom 2' high; 2 sets of double doors w/ vestibule
7. Skylights  
5'x 5' plastic w/ integral curb; insulating, condensation proof; 16 units in gym roof  
8 units in support spaces
8. Interior Partition Wall  
8" cmu painted
9. Roof System  
Gym roof, 4' mtl joists 6' oc, w/ 2" mtl pan, tapered rigid insulation, single ply membrane system w/ guarantee; metal flashing; ptd finishes exposed, no clg
10. Foundation Walls/Stl Structural support  
Parking level/gym support, 12" conc.  
Grade beams where occur at utilities scheme 1.6 only; 3' x 3' stl reinf conc grade beam, 30" dia caisson to rock assume 12' below grade; 2 caisson drilled; 16" stl reinforced conc foundation wall under grade bm for support  
Gym floor supported on 8" conc. slab w/ 8" drops; 20' x 30' grid; col on 12" thick 5'x5' spread footings bearing on rock at 12' below grade; Shock absorbent sleeper system over conc. sub floor.  
  
Digging required to locate caissons between utility lines as noted; 30" deep stl wf beam at roof over grade beam location where occurs on 10" stl tube support; 20' x 20' cmu knock-out panels at utilities  
Waterproofing on conc. below grade, foundation drainage system  
Provide concrete slab knock-out panel in concrete sub floor at utilities.
11. Foundation slab  
6" conc. slab on grade for parking levels;
12. Foundation Footings  
12" x 3' wide reinf continuous conc. footing
13. Floor  
VAT in corridors; Tile floor in lockers and bathrooms; VAT in support rooms, office, wgt room w/ rubber mat covering
14. Ceiling  
2x2 lay-in clg in all support areas; 2x2 lay-in washable surface for toilet rooms
15. Gym Floor  
Gym flooring maple hardwood floor, painting for sports layouts on mtl system sleepers over concrete slab; provide vapor barrier and resilient isolation sleeper

systems for gym floor; Conc. Sub floor above parking area; 8" concrete slab with 8" drops; Possible flooring manufacturer: Wood Floor, Robbins Air Channel Classic; Synthetic floor, Mondo-Advance triple layer

16. Corridor Floor

VAT; multiple colors/pattern

17. Bathroom Finishes

Ceramic tile finishes to 8', ptd cmu above

18. Site work

Conc. Sidewalk and entrance plaza, broom finish; Stone veneer retaining walls and Misc landscaping; provide allowance for trees, flowers, shrubs at building perimeter; 5" caliper tree landscaping at rear 20 trees; With additional 8 trees at new retaining walls; Provide concrete deck, with waterproofing, at entrance and junction to exist building over existing parking

19. Mechanical

2 separate RTU at gym roof; 2 separate RTU over support space; assume new mechanical system (HVAC) independent from existing building; tie in to existing fire sprinkler system gym and support rooms; fire alarm system; assume increase existing fire sprinkler pump system and alarm system .

20. Electrical

Locate sub panels for Gym in gym support space; tie in Gym electrical to existing generator system for emergency lighting only; tie in at existing ctr electrical room; assume w/ 100' conduit run allowance to main electric room.

21. Plumbing

Plumbing tie in to existing sanitary line at center assume 50' of slab to connect through and patch

22. Utilities; No Relocation [at scheme 1.6 only]

Assume no relocation of water, electric, and gas, storm, as noted on dwgs; assume utilities 4.5' minimum depth below grade; provide structural support at bldg. corner and provide knockout panels in wall and floor for access to utilities' in easement

23. Excavation/Fill

Assume rock at 12' below grade for footings [and caissons were noted]; at slab on grade above fill assume removal of fill to 5' below grade and replacement with compacted soil to grade for slab.

24. Gym Equipment

4 retractable basketball supports, motorized;  
2 volleyball setups, in floor, movable bleachers for 200, floor mats 300 sf, wall mats 300 sf 1 electric score board 6' x 10', misc posters and decoration, bulletin

boards, sports equip misc. carts; room divider net w/motorized 70' length 25' hgt; Office furniture; weight room equipment

25. Building Telephone

Tie in to existing, 4 phone locations

26. Building Security

Tie in to existing; motion sensors, door alarms

[Lower level police lock-up rooms/cells assume 4 cells, 1 storage room, 2 toilets, 1 office, and circulation corridor. --Occurs on Sch 3.2 and 1.5 only<sup>2</sup>]

27. Equipment/Elevator/Stairs

No elev, no stairs; ladder access to roof; 1 exposed conc. Stair at parking below grade

28. Specialties

Separate prices/add-ones

Towers, decorative brick, Victorian details, 3 corners of gym; 10' hgt<sup>3</sup>  
Brick embellishments; decorative brick pattern, multicolor brick, corbel at parapet  
Entrance canopy, decorative entrance canopy, brick and aluminum  
Infrastructure and preparation, utility relocation costs, parking facility costs  
Landscaping costs, Building costs, the cost of optional amenities such as locker facilities, weight room, entrance canopy

29. "Green" Systems

Separate prices/add-ones

Solar hot water systems for Gym lavatory only,  
Synthetic wood gym floor  
Painting systems, low odor  
5000 watt Photo voltaic panels for exterior lighting; panels on roof; supplement regular lighting  
5000 watt Photo voltaic panels for interior lighting; panels on roof; supplement regular lighting

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<sup>2</sup> For scheme 3.2 and 1.5 only---Assume for estimate Total 1650 SF---4 cells-- 320 sf; 2 toilets-- 200 sf; circulation-- 300sf; Office---180 sf; Program still needs development; this info is provided for pricing info only; still need to verify actual program with City.

<sup>3</sup> For pricing only the information was taken from existing construction drawings showing details of roof towers and perimeter decorative roof. This is not necessarily the final design but is intended to allow for some money to be included along the lines of the "Victorian" design already established and most likely will continue as the project develops; as was discussed with the City.

# **Takoma Park Community Center Gymnasium Feasibility Study**

**ANCL Architects**

**Feasibility Study - Cost Estimate by Sked Consulting**  
SCHEME 1.6

**31-Oct-2006**

## Clarifications and Qualifications

Notes regarding this estimate:

This estimate is based upon plans, sections, etc. given to A. Sked on October 16th 2006 together with an outline spec. Included were plans of each level of each scheme plus a building section, site plan and site utility plan for each scheme. An outline specification was also available.

Continuous discussions took place with the project architect.

This estimate assumes an unpredictable market condition due to high energy, etc. prices; recent shortages of materials due to hurricanes, and a heavy construction workload in the USA; it is very difficult to assess future price trends at this time. Escalation has been very significant the past two years.

This is a feasibility study to examine and compare different schemes and to let the Client see the consequences of choosing one scheme rather than another. We are NOT attempting to assess the low bid that any scheme may attract but to recommend what in our view is a reasonable budget for future work.

The study assumes that the design of the project will be completed and the project ready to commence in eighteen months and a construction period of 12 months. Escalation has been calculated over a period of two years to the midpoint of construction. Escalation has been estimated at 8% per year over this period of time.

A design contingency factor of 15% has been included to cover the lack of detail at this early stage in design.

A construction contingency factor of 5% has been included to cover change orders during construction due to unknown conditions, owners instructions, etc.

This estimate excludes:

Professional fees, testing, inspections, cost of land, legal and accounting fees, moving expenses, furniture, furnishings and equipment except as specifically itemized in this estimate, hazardous material removal and abatement. Interior landscaping. Additional costs for work done in phases or out of sequence working.

Any costs in connection with security measures.

Commissioning, cabling, audio/video equipment, telephone systems and installation.

This cost estimate is based upon certain information. The scope of the estimate should be reviewed for completeness and to ensure that our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This estimate represents our opinion of probable costs. We have exercised due professional diligence in preparing this estimate/study. As we have no control over material selection, market conditions, bidding, etc. no guarantee is given or implied with this study/estimate.



# Takoma Park Community Center

## Gymnasium Feasibility Center

### General Summary

	<b>Scheme 1.50</b>		<b>Scheme 3.20</b>		<b>Scheme 1.60</b>
	<b>\$</b>		<b>\$</b>		<b>\$</b>
Parking Garage	<b>\$1,117,940</b>	Parking Garage	<b>\$818,872</b>	Parking Garage	<b>\$1,168,983</b>
Police / Storage	<b>\$337,163</b>	Police / Storage	<b>\$365,064</b>	Police / Storage	<b>\$0</b>
Gymnasium	<b>\$1,398,536</b>	Gymnasium	<b>\$1,574,501</b>	Gymnasium	<b>\$1,198,530</b>
Support Space	<b>\$1,003,874</b>	Support Space	<b>\$1,078,195</b>	Support Space	<b>\$322,943</b>
Site Work	<b>\$656,390</b>	Site Work	<b>\$1,065,681</b>	Site Work	<b>\$662,755</b>
Site Utilities	<b>\$152,393</b>	Site Utilities	<b>\$14,410</b>	Site Utilities	<b>\$4,000</b>
<b>Sub-total</b>	<b>\$4,666,296</b>		<b>\$4,916,722</b>		<b>\$3,357,211</b>
<b>Add</b>					
GC, Fee, Bond	<b>\$839,933</b>		<b>\$885,010</b>		<b>\$604,298</b>
Design Contingenc	<b>\$825,934</b>		<b>\$870,260</b>		<b>\$594,226</b>
Escalation	<b>\$1,013,146</b>		<b>\$1,067,519</b>		<b>\$728,918</b>
Constr. Contingen	<b>\$367,265</b>		<b>\$386,976</b>		<b>\$264,233</b>
<b>Total</b>	<b>\$7,712,575</b>		<b>\$8,126,486</b>		<b>\$5,548,885</b>

**Scheme 1.60**

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**Parking Garage:****Foundations:**

Excavate for column foundations	216	CUYD	14.00	\$3,024	
Dispose excess soil	31	CUYD	22.00	\$688	
Backfill	185	CUYD	9.00	\$1,663	
Prepare for concrete	600	SQFT	2.00	\$1,200	
Extra for breaking out rock	216	CUYD	80.00	\$17,280	
Concrete in column foundations	31	CUYD	200.00	\$6,253	
Rebar in column foundations	2,400	LBS	1.00	\$2,400	
Formwork to sides of column foundations	643	SQFT	9.00	\$5,789	
Excavate for wall foundations	197	CUYD	14.00	\$2,757	
Dispose excess soil	45	CUYD	22.00	\$990	
Backfill	152	CUYD	9.00	\$1,367	
Prepare for concrete	651	SQFT	2.00	\$1,302	
Extra for breaking out rock	197	CUYD	80.00	\$15,753	
Concrete in wall foundations	29	CUYD	200.00	\$5,787	
Rebar in wall foundations	1,085	LBS	1.00	\$1,085	
Formwork to sides of wall foundations	434	SQFT	9.00	\$3,906	
Perimeter insulation	868	SQFT	1.00	\$868	
Perimeter drain	237	LNFT	18.00	\$4,266	
<b>Sub-total</b>				\$76,377	<b>\$76,377</b>

**Slab on Grade**

6" Concrete slab on grade	8,771	SQFT	6.25	\$54,819	
Additional thickening at pedestrian areas - allow	1,390	SQFT	5.00	\$6,950	
Metal angle or curb - allow	312	LNFT	20.00	\$6,240	
<b>Sub-total</b>				\$68,009	<b>\$68,009</b>

**Structural Slab and Support**

Concrete in columns	22	CUYD	225.00	\$5,040	
Formwork to columns	1,728	SQFT	12.00	\$20,736	
Rebar in columns	7,200	LBS	1.00	\$7,200	
Finish to Columns	1,728	SQFT	1.50	\$2,592	
Concrete in beams	67	CUYD	220.00	\$14,784	
Formwork to beams	2,304	SQFT	12.00	\$27,648	
Rebar in beams	7,200	LBS	1.00	\$7,200	
Finish to beams	2,304	SQFT	1.50	\$3,456	
Concrete in 8" structural slab	275	CUYD	215.00	\$59,125	
Formwork to soffit of slab	7,464	SQFT	15.00	\$111,960	
Rebar in slab	72,000	LBS	1.00	\$72,000	
Concrete in drop panels	40	CUYD	225.00	\$9,005	
Formwork to sides and soffits of drop panels	2,094	SQFT	18.00	\$37,686	
Rebar in drop panels	6,144	LBS	1.00	\$6,144	
Finish to concrete	9,558	SQFT	1.20	\$11,469	
<b>Sub-total</b>				\$396,045	<b>\$396,045</b>

**Basement Exterior Walls**

Concrete in walls	142	CUYD	215.00	\$30,530	
Formwork to walls	5,425	SQFT	12.00	\$65,100	
Rebar in walls	16,275	LBS	1.00	\$16,275	
Finish to walls	5,425	SQFT	1.00	\$5,425	
Waterproofing and protection board	2,713	SQFT	5.00	\$13,565	
Strengthen beam adjacent to existing Garage	1	LSUM	25,000.00	\$25,000	
<b>Sub-total</b>				\$155,895	<b>\$155,895</b>

**Interior Partitions and Doors**

Not Applicable				\$0	\$0
<b>Sub-total</b>				\$0	\$0

**Interior Finishes**

Epoxy finish/sealer at floor	8,771	SQFT	5.00	\$43,855	
Striping	270	LNFT	0.65	\$176	
Misc. additional striping for h'cap signs, etc	1	LSUM	100.00	\$100	
Interface/8" CMU next ex. Wall	2,130	SQFT	20.00	\$42,600	
Paint walls - exterior	4,300	SQFT	0.60	\$2,580	
Paint columns	1,440	SQFT	0.60	\$864	
Paint ceilings and drop panels	9,328	SQFT	0.70	\$6,530	
<b>Sub-total</b>				\$96,704	<b>\$96,704</b>

**Stair**

Exterior concrete stair; include exc, shoring, foundations, slab on grade, basement walls, conc stair and h/rails, low wall and railing at grade; painted, lighting, but no HVAC

	1	LSUM	80,000.00	\$80,000	
<b>Sub-total</b>				\$80,000	<b>\$80,000</b>

**Specialties and Equipment**

Allow for Garage Equipment

Allow for signage and misc. items

	1	LSUM	23,000.00	\$23,000	
	1	LSUM	2,000.00	\$2,000	
<b>Sub-total</b>				\$25,000	<b>\$25,000</b>

**HVAC**

Allowance

	9,062	GSF	4.50	\$40,779	
<b>Sub-total</b>				\$40,779	<b>\$40,779</b>

**Plumbing**

Allowance

	9,062	GSF	3.50	\$31,717	
<b>Sub-total</b>				\$31,717	<b>\$31,717</b>

**Electrical**

Allowance

	9,062	GSF	17.40	\$157,679	
<b>Sub-total</b>				\$157,679	<b>\$157,679</b>

**Fire Protection**

Allowance

	9,062	GSF	4.50	\$40,779	
<b>Sub-total</b>				\$40,779	<b>\$40,779</b>

**Site Preparation - see Site Work for Scheme 1.50**

**Site Development - see Site Work for Scheme 1.50**

**Utilities - see Site Work for Scheme 1.50**

**TOTAL PARKING GARAGE** **\$1,168,983** **\$1,168,983**

**Note: No Police and storage Area in this scheme (1.60)**

**Gymnasium****Foundations:**

Set up for very small caisson project	1	LSUM	12,000.00	\$12,000	
Caisson 30" diameter	24	LNFT	125.00	\$3,000	
Remove disposed soil	5	CUYD	25.00	\$125	
Excavate/dispose/backfill for grade beams and pile caps	150	CUYD	40.00	\$6,000	
Concrete in pile caps	3	CUYD	220.00	\$550	
Concrete in grade beams	40	CUYD	220.00	\$8,800	
Formwork to pile caps	108	SQFT	12.00	\$1,296	
Formwork to grade beam	666	SQFT	9.00	\$5,994	
Rebar to pile cap	162	LBS	2.00	\$324	
Rebar to grade beam	6,000	LBS	1.00	\$6,000	
Extra for hand excavation	150	CUYD	80.00	\$12,000	
Allowance for misc. structural details/unknown conditions	1	LSUM	25,000.00	\$25,000	
<b>Sub-total</b>				\$81,089	<b>\$81,089</b>

**Slab on Grade**

6" Concrete slab on grade	660	SQFT	6.25	\$4,125	
Joint to str slab and grade beams forming knock-out panel	128	LNFT	100.00	\$12,800	
<b>Sub-total</b>				\$16,925	<b>\$16,925</b>

#### Structural Roof Slab and Support

Steel beams and bar joists supporting roof	54,500	LBS	1.25	\$68,125	
2" Galvanised metal deck	5,450	SQFT	2.20	\$11,990	
<b>Sub-total</b>				\$80,115	<b>\$80,115</b>

#### Exterior Walls

4" Brick veneer, 2" r/ins and 12" CMU reinf and grouted	5,010	SQFT	44.00	\$220,440	
Extra for sound absorbing block	3,000	SQFT	3.00	\$9,000	
Allow for architectural features	1	LSUM	23,000.00	\$23,000	
Eaves detail	306	LNFT	55.00	\$16,830	
Aluminum windows	600	SQFT	65.00	\$39,000	
Double doors	2	PAIR	5,500.00	\$11,000	
Bond beams at windows and doors	158	LNFT	22.00	\$3,476	
Lintel at windows and doors	158	LNFT	20.00	\$3,160	
Sill at windows	120	LNFT	35.00	\$4,200	
Flashing at windows and doors	316	SQFT	6.00	\$1,896	
Thru wall flashing	464	SQFT	6.00	\$2,784	
Sealant	420	LNFT	4.00	\$1,680	
Steel tube	25	LNFT	50.00	\$1,250	
Steel beams	148	LNFT	100.00	\$14,800	
Allow for addit structural work to support knock-out panels	1	LSUM	15,000.00	\$15,000	
Extra for joint forming knock out panels in masonry wall	208	LNFT	55.00	\$11,440	
Extra work at top of ex building wall	74	LNFT	35.00	\$2,590	
<b>Sub-total</b>				\$381,546	<b>\$381,546</b>

#### Roof Finishes and Accessories

Single membrane roofing over tapered insulation	5,000	SQFT	12.00	\$60,000	
Skylights- 5' x 5'	16	EACH	750.00	\$12,000	
Upstands at sklghts and roof perimeter	620	LNFT	8.00	\$4,960	
Allow for roof drainage	1	LSUM	3,300.00	\$3,300	
<b>Sub-total</b>				\$80,260	<b>\$80,260</b>

#### Interior Partitions and Doors

12" CMU partition	750	SQFT	18.00	\$13,500	
8" Bond beam	14	LNFT	20.00	\$280	
Double door and frame include hardware	2	PAIR	1,650.00	\$3,300	
<b>Sub-total</b>				\$17,080	<b>\$17,080</b>

#### Interior Finishes

Maple hardwood floor on sleepers	5,400	SQFT	10.00	\$54,000	
Paint for sports layout	5,400	SQFT	incl	\$0	
Exposed ceilings - painted	5,400	SQFT	2.50	\$13,500	
Paint CMU walls	6,810	SQFT	0.60	\$4,086	
Interface/8" CMU next ex. Wall	1,110	SQFT	20.00	\$22,200	
Allow at window sill/surround	480	LNFT	10.00	\$4,800	
Paint double door and frame	4	EACH	75.00	\$300	
Base	288	LNFT	7.00	\$2,016	
<b>Sub-total</b>				\$100,902	<b>\$100,902</b>

#### Specialties and Equipment

Bleachers, folding - 3' deep seats (156 #)	1	LSUM	23,400.00	\$23,400	
Retractable b'ball supports - motorized (4 #)	1	LSUM	25,000.00	\$25,000	
Volleyball set-ups, in floor - movable (2#)	1	LSUM	6,500.00	\$6,500	
Floor mats	300	SQFT	6.00	\$1,800	
Wall mats	300	SQFT	6.00	\$1,800	
Electric scoreboard - 6' x 10' (1#)	1	LSUM	10,000.00	\$10,000	
Room divider net w/ motorized 54' length x 25' high (1#)	1	LSUM	23,150.00	\$23,150	
Misc. equipment, boards, posters, carts - allowance	1	LSUM	15,000.00	\$15,000	
<b>Sub-total</b>				\$106,650	<b>\$106,650</b>

Stair

<b>Not Applicable</b>	1	LSUM		\$0	
<b>Sub-total</b>				\$0	\$0
<b>HVAC</b>					
Allowance	5,859	GSF	33.50	\$196,277	
<b>Sub-total</b>				\$196,277	\$196,277
<b>Plumbing</b>					
Allowance	5,859	GSF	1.50	\$8,789	
<b>Sub-total</b>				\$8,789	\$8,789
<b>Electrical</b>					
Allowance	5,859	GSF	17.40	\$101,947	
<b>Sub-total</b>				\$101,947	\$101,947
<b>Fire Protection</b>					
Allowance	5,859	GSF	4.60	\$26,951	
<b>Sub-total</b>				\$26,951	\$26,951
Site Preparation - see Site Work for Scheme 1.50					
Site Development - see Site Work for Scheme 1.50					
Utilities - see Site Work for Scheme 1.50					
<b>TOTAL GYMNASIUM</b>					<b>\$1,198,530    \$1,198,530</b>
<b>Support Space</b>					
<b>Foundations:</b>					
Not Applicable					
<b>Sub-total</b>				\$0	\$0
<b>Slab on Grade</b>					
Not Applicable					
<b>Sub-total</b>				\$0	\$0
<b>Structural Roof Slab and Support</b>					
Steel beams and bar joists supporting roof	14,470	LBS	1.30	\$18,811	
2" Galvanised metal deck	1,447	SQFT	1.40	\$2,026	
<b>Sub-total</b>				\$20,837	\$20,837
<b>Exterior Walls</b>					
4" Brick veneer, 2" r/ins and 8" CMU reinforced and grouted	613	SQFT	40.00	\$24,520	
Allow for architectural features	1	LSUM	2,000.00	\$2,000	
Eaves detail	47	LNFT	55.00	\$2,585	
Double doors	1	PAIR	5,500.00	\$5,500	
Bond beams at doors	7	LNFT	22.00	\$154	
Lintel at doors	7	LNFT	20.00	\$140	
Flashing at doors	14	SQFT	6.00	\$84	
Thru wall flashing	94	SQFT	6.00	\$564	
Sealant	54	LNFT	4.00	\$216	
<b>Sub-total</b>				\$35,763	\$35,763
<b>Roof Finishes and Accessories</b>					
Single membrane roofing over tapered insulation	1,400	SQFT	12.00	\$16,800	
Skylights- 5' x 5'	8	EACH	750.00	\$6,000	
Upstands at skylights and roof perimeter	276	LNFT	8.00	\$2,208	
Allow for roof drainage	1	LSUM	1,100.00	\$1,100	
<b>Sub-total</b>				\$26,108	\$26,108
<b>Interior Partitions and Doors</b>					
8" CMU partition	1,673	SQFT	16.00	\$26,768	
8" Bond beam	28	LNFT	20.00	\$560	
Single door and frame include hardware	4	EACH	990.00	\$3,960	
Double door and frame include hardware	2	PAIR	1,650.00	\$3,300	

Cut and form single door opening in ex exterior wall	1	LSUM	650.00	\$650	
<b>Sub-total</b>				<b>\$35,238</b>	<b>\$35,238</b>

#### Interior Finishes

Porcelain tile	450	SQFT	15.00	\$6,750	
Ceramic tiles	1,050	SQFT	13.00	\$13,650	
Sealed concrete	100	SQFT	2.00	\$200	
Exposed ceilings - painted	100	SQFT	2.50	\$250	
2' x 2' Lay-in ceiling	1,050	SQFT	3.75	\$3,938	
2' x 2' Lay-in ceiling, washable surface	450	SQFT	5.00	\$2,250	
Paint CMU walls	3,975	SQFT	0.60	\$2,385	
Interface/8" CMU next ex. Wall	756	SQFT	20.00	\$15,120	
Paint single door and frame	4	EACH	55.00	\$220	
Paint double door and frame	5	EACH	75.00	\$375	
Extra for ceramic tile wainscot 8' high	966	SQFT	12.00	\$11,592	
Ceramic tile base	120	LNFT	13.00	\$1,560	
Base (not ceramic)	478	LNFT	7.00	\$3,346	
<b>Sub-total</b>				<b>\$61,636</b>	<b>\$61,636</b>

#### Specialties and Equipment

Double tiered lockers	80	EACH	295.00	\$23,600	
Concrete pad below lockers	190	SQFT	7.00	\$1,330	
Mirrors - allow	1	LSUM	4,200.00	\$4,200	
Benches - allow	1	LSUM	4,000.00	\$4,000	
Toilet partition - painted metal	4	EACH	950.00	\$3,800	
Extra for handicapped partition	2	EACH	350.00	\$700	
Urinal screen - painted metal	1	EACH	500.00	\$500	
Metal storage shelving - allow	72	SQFT	8.00	\$576	
Vanity tops	24	LNFT	250.00	\$6,000	
<b>Sub-total</b>				<b>\$44,706</b>	<b>\$44,706</b>

#### Stair

Not Applicable

**Sub-total**

#### HVAC

Allowance	1,647	GSF	24.50	\$40,352	
<b>Sub-total</b>				<b>\$40,352</b>	<b>\$40,352</b>

#### Plumbing

Allowance	1,647	GSF	12.50	\$20,588	
<b>Sub-total</b>				<b>\$20,588</b>	<b>\$20,588</b>

#### Electrical

Allowance	1,647	GSF	17.40	\$28,658	
<b>Sub-total</b>				<b>\$28,658</b>	<b>\$28,658</b>

#### Fire Protection

Allowance	1,647	GSF	5.50	\$9,059	
<b>Sub-total</b>				<b>\$9,059</b>	<b>\$9,059</b>

Site Preparation - see Site Work for Scheme 1.50

Site Development - see Site Work for Scheme 1.50

Utilities - see Site Work for Scheme 1.50

<b>TOTAL SUPPORT SPACE</b>				<b>\$322,943</b>	<b>\$322,943</b>
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#### Site Work

##### Demolition:

Demolish the following:

Bituminous roadway and paving	20,235	SQFT	0.70	\$14,165	
Curb and gutter	850	LNFT	4.00	\$3,400	
Concrete stairs appx. 3' w w/ 8 risers and m/railing each side	1	EACH	50.00	\$50	

Concrete sidewalk	360	SQFT	2.00	\$720		
Remove debris from site	1	LSUM	9,750.00	\$9,750		
<b>New Work:</b>						
<b>Site excavation</b>						
Excavate to reduce levels and form basement	5,243	CUYD	7.00	\$36,701		
Backfill	427	CUYD	8.00	\$3,416		
Dispose of surplus	4,816	CUYD	25.00	\$120,400		
Earth retention/sheeting and shoring	3,445	SQFT	22.00	\$75,790		
Keep water from excavations	1	LSUM	5,000.00	\$5,000		
Excavate to reduce levels for landscape	3,852	CUYD	7.00	\$26,963		
Dispose on site	3,852	CUYD	9.00	\$34,667		
Imported top soil -allow	47	CUYD	35.00	\$1,633		
Grade and seed	1,260	SQFT	3.00	\$3,780		
<b>Hardscape</b>						
New bituminous paving on gravel bed	17,175	SQFT	3.25	\$55,819		
Striping	432	LNFT	0.60	\$259		
Curb/gutter - allow	600	LNFT	15.00	\$9,000		
Concrete sidewalk	4,930	SQFT	5.25	\$25,883		
Steps in sidewalk	75	LFR	22.00	\$1,650		
Stone faced concrete retaining wall average 5' high - allow	155	LNFT	800.00	\$124,000		
Rough and fine grade over area	22,105	SQFT	2.00	\$44,210		
<b>Allowances:</b>						
Site lighting	1	LSUM	7,500.00	\$7,500		
Site drainage	1	LSUM	8,000.00	\$8,000		
New trees (20) and removal of existing as required	1	LSUM	40,000.00	\$40,000		
Miscellaneous landscaping at islands, etc.	1	LSUM	10,000.00	\$10,000		
<b>TOTAL SITE WORK</b>				\$662,755	<b>\$662,755</b>	<b><u>\$662,755</u></b>

#### Site Utilities

Re-route cable/fiber optic cables	1	LSUM	4,000.00	\$4,000		
<b>TOTAL SITE UTILITIES</b>				\$4,000	<b>\$4,000</b>	<b><u>\$4,000</u></b>

Note : Existing construction trailers with overhead electrical lines - any work in connection with this is EXCLUDED.

<b>Grand Sub-total</b>						<b>\$3,357,211</b>
<b>Add</b>						
General Conditions, Fee and Bond	18%		604,298			\$3,961,509
Design Contingency	15%		594,226			\$4,555,735
Escalation	16%		728,918			\$5,284,652
Construction Contingency	5%		264,233			\$5,548,885
<b>SCHEME 1.60 - ESTIMATED TOTAL COST OF CONSTRUCTION</b>						<b><u>\$5,548,885</u></b>

## Add Alternates

### Scheme 1.50

#### Suggested Allowances for the following add ons

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$327,974	\$542,084
Exterior stair access from 1st Floor level - Gymnasium Roof (30' travel)	1 LSUM	\$150,000	\$247,924
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$127,600	\$210,901
Corbelled brick courses at eaves	1 LSUM	\$5,742	\$9,491
Decorative brick patterns, embellishments, multicolor brick	1 LSUM	\$30,000	\$49,585
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gymn floor	1 LSUM	(\$9,713)	(\$16,054)
Low odor paint	1 LSUM	\$6,000	\$9,917
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091

### Scheme 3.20

#### Suggested allowances for the following add ons:

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$327,974	\$542,084
Exterior stair access from 1st Floor level - Gymnasium Roof (30' travel)	1 LSUM	\$150,000	\$247,924
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$127,600	\$210,901
Corbelled brick courses at eaves	1 LSUM	\$5,742	\$9,491
Decorative brick patterns, embellishments, multicolor brick - extent?	1 LSUM	\$30,000	\$49,585
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gymn floor	1 LSUM	(\$9,713)	(\$16,054)
Low odor paint	1 LSUM	\$6,625	\$10,950
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091

## Scheme 1.6

### Suggested allowances for the following add ons:

		Basic Cost	Costs incl. GC., DC Esc./C.Ctg.
Green roof and strengthening of building for same, including perimeter walk-ways and cross-aisles, perimeter railing, etc. Gymnasium - Roof Area 7,770 SF	1 LSUM	\$233,075	\$385,232
Stair access from 1st Floor level - Gymnasium Roof (25' travel)	1 LSUM	\$125,000	\$206,603
Masonry towers (3#) at Gymnasium Roof; each 16' x 16' x 10' high to eaves with peaked roof	1 LSUM	\$96,000	\$158,671
Mock Pitched Roof detail between towers 10' high and 10' wide on plan	1 LSUM	\$103,200	\$170,572
Corbelled brick courses at eaves	1 LSUM	\$4,644	\$7,676
Decorative brick patterns, embellishments, multicolor brick - extent?	1 LSUM	\$20,000	\$33,057
Entrance canopy - 8' x 6' Metal framed with aluminum fascia; s/membrane roof and ext gypbd soffit	1 LSUM	\$4,000	\$6,611
Synthetic wood gymn floor	1 LSUM	(\$6,750)	-\$11,157
Low odor paint?	1 LSUM	\$3,875	\$6,405
Solar hot water system for Gymn lavatories	1 LSUM	\$7,000	\$11,570
5000 Watt Photo voltaic panels for exterior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091
5000 Watt Photo voltaic panels for interior lighting; panels on roof; supplement to regular lighting	1 LSUM	\$5,500	\$9,091